

P R E S E N T S P A C E S I T U A T I O N A N D
P O S S I B L E A P P R O A C H E S T O N E W C O N S T R U C T I O N

CONCORDIA UNIVERSITY
S.G.W.U. PLANNING OFFICE
APRIL 2, 1974.

TABLE I: PRELIMINARY ESTIMATES OF ALLOWABLE & AVAILABLE SPACE
 BASED ON EXISTING NORMS: 105 NET SQ. FT. /FULL TIME STUDENT
 EXPRESSED IN THOUSANDS OF SQ. FT.

		TOTAL FTD ENRLMT.	TOTAL SPACE	0100	0200	0300	0400	0500	0600	0700	0900	1000	1200 & 1300		1100
				CLASS	LAB.	OFFICES	RESEARCH	LIBRARY	MUSEUM	ATHLET.	FOOD SER.	STAFF & STUDENT	FACILITIES & SPEC.	INCL.	NOT INCL.
	EXISTING NORMS	105	ALLOWED	11	14	21	9	11	1	7	5	10	5		11
SGWU		5100	535.5	56.1	71.4	107.1	45.9	56.1	5.1	35.7	25.5	51.0	25.5	-	56.1
LOYOLA		3500	367.5	38.5	49.0	73.5	31.5	38.5	3.5	24.5	17.5	35.0	17.5	-	38.5
CONCORDIA		8600	903.0	94.6	120.4	180.6	77.4	94.6	8.6	60.2	43.0	86.0	43.0	-	94.6
SGWU	ACTUAL		629.2	81.7	125.9	171.5	41.1	81.9	9.3	1.8	33.2	62.5	15.5		4.8
LOYOLA			377.7	56.2	46.5	89.8	17.6	30.3	0	41.4	21.6	39.5	26.0		8.8
CONCORDIA			1006.9	137.9	172.4	261.3	58.7	112.2	9.3	43.2	54.8	102.0	41.5		13.6
SGWU	DIFF.	5100	+ 93.7	25.6	54.5	64.4	- 4.8	25.8	4.2	- 33.9	7.7	11.5	-10.0		-51.3
LOYOLA		3500	+ 10.2	17.7	- 2.5	16.3	-13.9	- 8.2	-3.5	16.9	4.1	4.5	8.5		-29.7
CONCORDIA		8600	+103.9	43.3	52.0	80.7	-18.7	17.6	0.7	-17.0	11.8	16.0	- 1.5		-81.0

SGWU based on 73/74 ILUQ update (DGES)

Loyola " " 73/74 ILUQ definitions and manually computed

SUMMARY OF NET SQ. FT. FOR GENERAL FUNCTIONS
SEPARATED INTO GRADED TYPES OF SPACE FACILITIES
(IN THOUSANDS OF SQ. FT.)

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LOYOLA						TYPE OF SPACE	SIR GEORGE WILLIAMS					
LIBRARY	ACADEMIC	ADMIN.	COMPUTER	MISC.	TOTAL		LIBRARY	ACADEMIC	ADMIN.	COMPUTER	MISC.	TOTAL
35.3	179.4	18	4.6	65.7	303.0	OWNED	23.6	290.0	-	2.5	112.0	428.1
	-	-	-	-	-	RENTED NORRIS	41.6	10.0	12.0.	-	20.2	83.8
	-	-	-	-	-	YMCA	-	13.0	-	-	18.0*	31.0
	3.9	-	-	1.2	5.1	OTHERS	22.0	27.0	8.5	7.0	9.0	73.5
	21.1	-	-	18.0	39.1	UNDESIRABLE	-	21.4	-	-	9.5	30.9
	17.7	-	-	12.8	30.5	MISUSED	-	-	-	-	-	-
35.3	221.1	18	4.6	97.7	377.7	TOTALS	87.2	361.4	20.5	9.5	168.7	647.3
	42.7	-	-	32.0	74.7	SUMMARY OF SPACE TO BE CONSOLIDATED	63.6	71.4	20.5	7.0	56.7	219.2

OWNED: GOOD QUALITY & EFFICIENT

* SGWU HIGH SCHOOL

UNDESIRABLE: PRIVATE RESIDENCES CONVERTED TO ACADEMIC
INEFFICIENT BUT USUALLY QUIANT

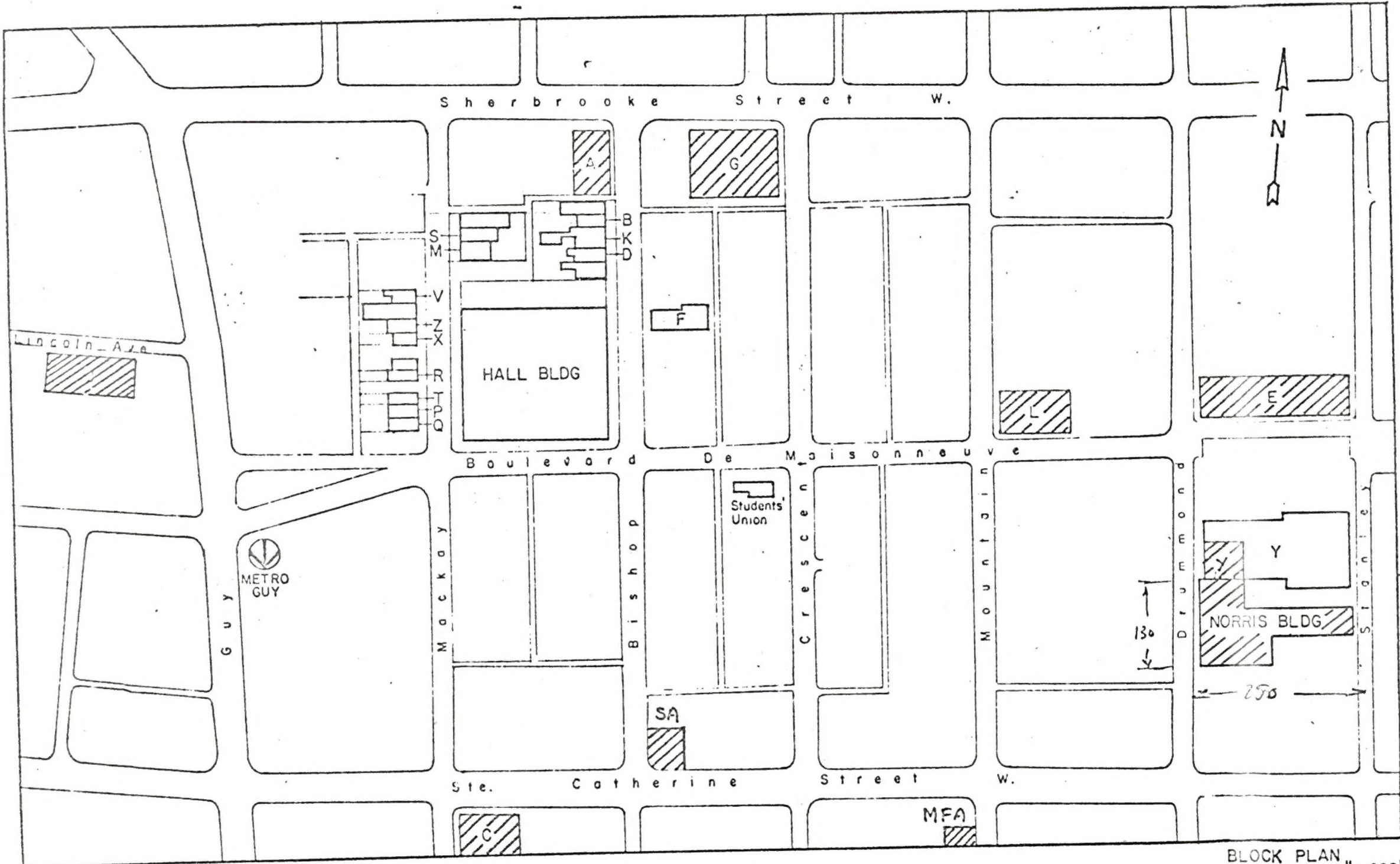
RENTED: POOR TO GOOD QUALITY, USUALLY INEFFICIENT

MISUSED: SPACE DESIGNED FOR A CERTAIN FUNCTION BUT USED
DIFFERENTLY (e.g. Faculty Offices in residence
buildings)

CATEGORY OF SPACE IN RENTED & UNDESIRABLE AREAS	EXISTING SPACE	LIBRARY PRESENT SPACE NORMS	LIBRARY PROPOSED SPACE NORMS	NEEDED AREA FOR NEW CONSTRUCTION
ACADEMIC	71.4	-	-	71.4
ADMINISTRATION	20.5	-	-	20.5
COMPUTER	7.0	-	-	7.0
MISCELLANEOUS	56.7	-	-	56.7
LIBRARY 0500		56.1 (1)	110.4 (2)	
LIBRARY OFFICES		5.0	5.7	
S/T LIBRARY	63.6	61.1	116.1 - 23.6 = 92.5	92.5
TOTAL	219.2			248.1

(1) Present Library Space Norms: 11 sq. ft. per FTD + 120 sq. ft. per office

(2) Proposed new Library Space Norms: 13.3 sq.ft. per FTE + 135 sq. ft. per office worker

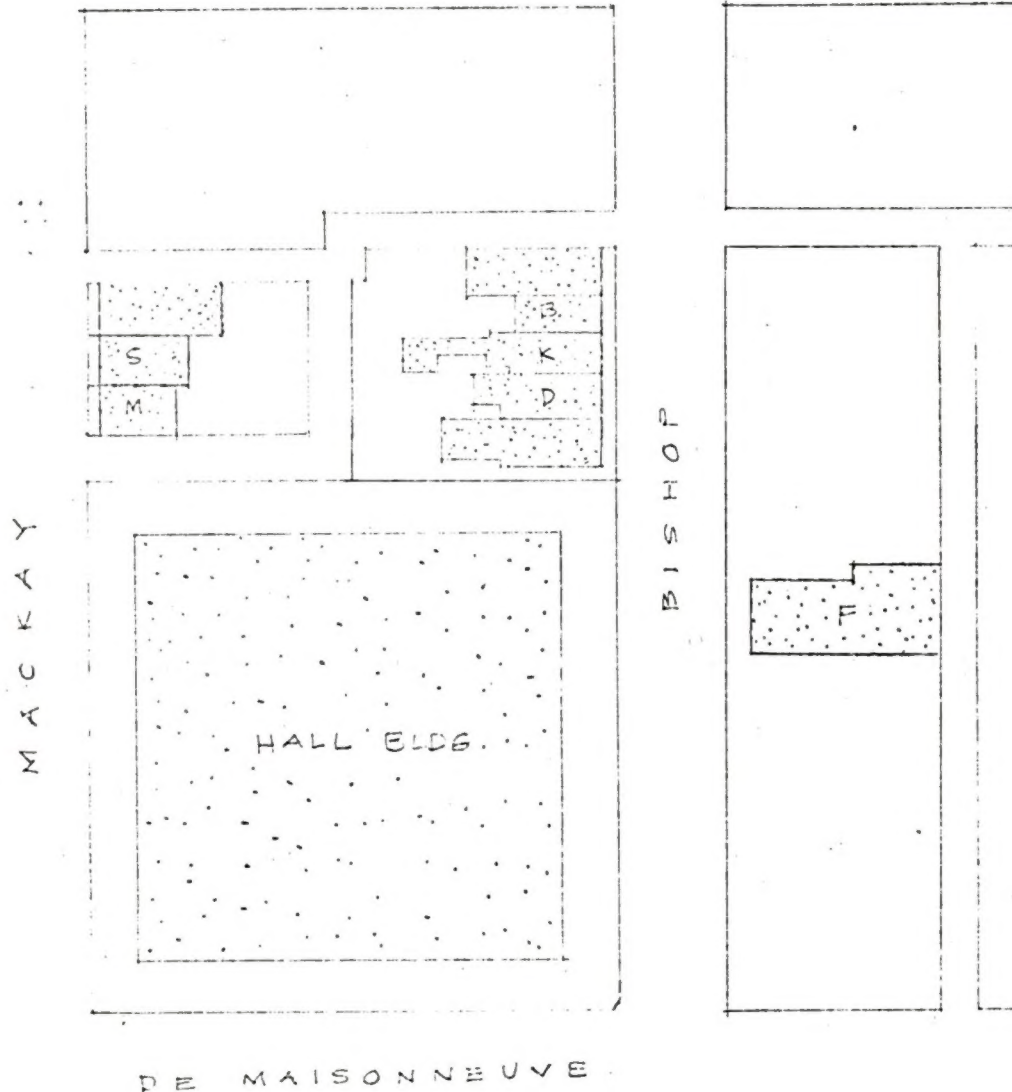


Shaded Bldgs. - Rented
Others Owned by S.G.W.U.

CAMPUS - MAP
SIR GEORGE WILLIAMS UNIVERSITY

BLOCK PLAN
Approx. Scale : 1" = 200'

SHERBROOKE



DE MAISONNEUVE

OPTION N° 1 - MAJOR STRUCTURE, NORTH OF HALL BLDG ON UNIVERSITY OWNED PROPERTIES.

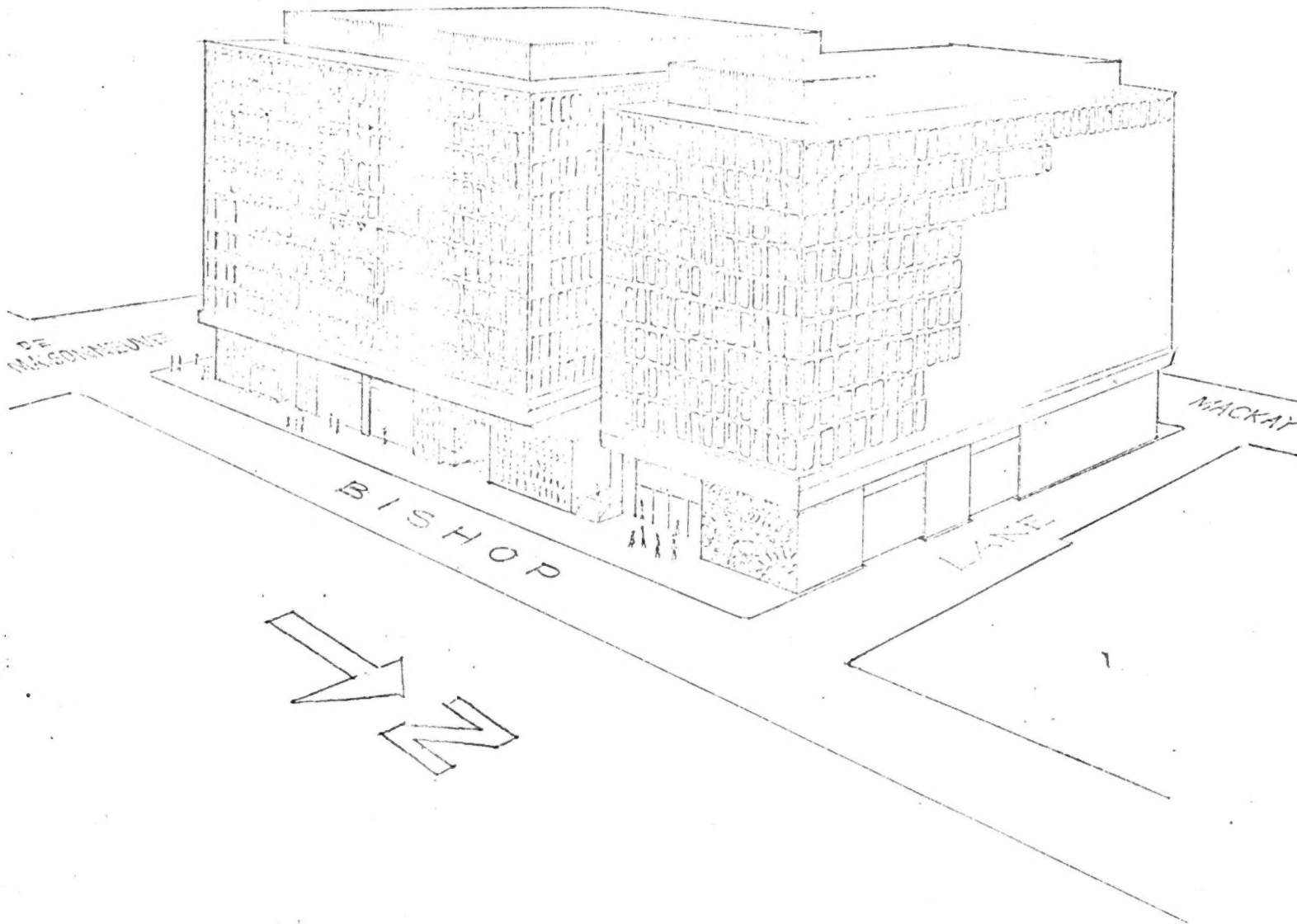
OPTION N° 2 - MAJOR STRUCTURE ON WEST SIDE OF MACKAY STREET ON PROPERTIES OWNED BY UNIVERSITY AND PURCHASE OF THREE MORE PROPERTIES.

OPTION N° 3 - IN-FILLS ON VACANT AREAS OF UNIVERSITY OWNED PROPERTIES.

OPTION N° 4 - CONSTRUCTION OF TWO LOW LEVEL BUILDINGS, ONE ON PROPERTIES NORTH OF HALL BUILDING, THE OTHER ON THE WEST SIDE OF MACKAY STREET.

NOTE:

The process of consolidation must also include a study of actual space allocation in the Hall building with the possibility of a better re-allocation of space throughout the University.

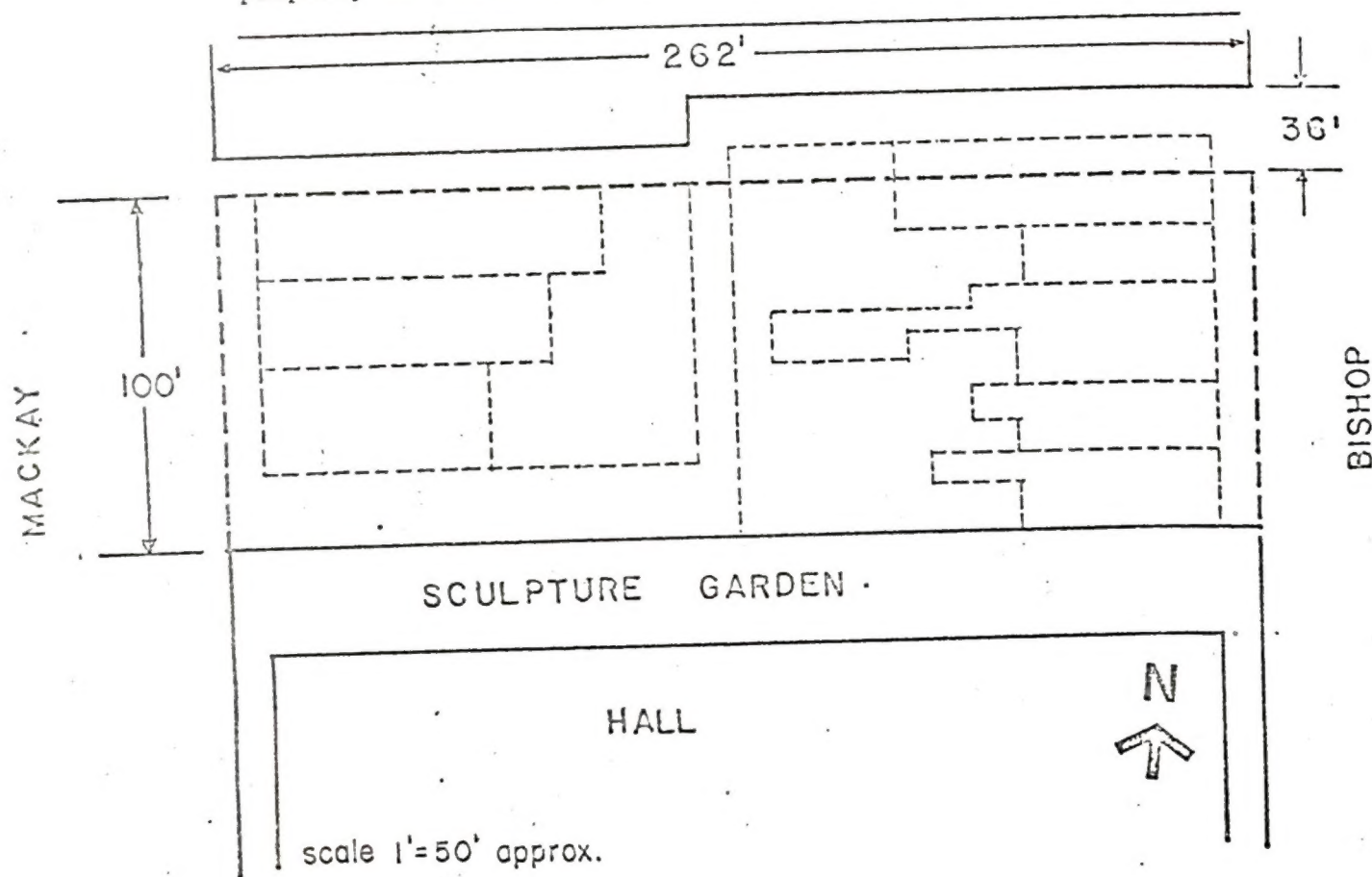


ESTIMATED COST OF CONSTRUCTION

1. Demolition	\$ 80 000
2. Excavation (Rock)	900 000
3. Construction:	
366 800 sq. ft. x \$21.15 per sq.ft.	7 758 000
4. Fees	
366 800 sq. ft. x \$2.10 per sq. ft.	770 000
5. Escalators and elevators	1 250 000
6. Sprinkler system	500 000
7. Furniture - only additional furniture needed, re-use existing furniture from Norris & other rented areas.	500 000
	<hr/> 11 758 000
8. Contingency, about 10%	<hr/> 1 242 000
TOTAL construction	<hr/> \$13 000 000

OPTION N°1 (CONTINUED)

Calculation of maximum size of building on University-owned property on the North side of Hall Building (1)



- A. Size of lot $262 \times 100 = 26\,200$ sq.ft.
- B. Maximum size of building: $26\,200 \times 12 = 314\,400$ gr. sq.ft. above grade
 Gross space below grade $26\,200 \times 2 = 52\,450$ gr. sq.ft.
Total gross sq. ft. of building: $366\,800$ gr. sq.ft.
- C. Estimated maximum net area of building
 $366\,800 \times 0.63 = 231\,000$ net sq. ft.
- (1) According to existing City By-Laws and, assuming minimum parking facilities.

JPP
 March 6, 1974.

OPTION N°2 : MAJOR STRUCTURE ON WEST SIDE OF MACKAY STREET ON PROPERTIES OWNED

BY THE UNIVERSITY & PURCHASE OF THREE MORE

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ESTIMATED COSTS

1. Additional properties needed to complete rectangular property

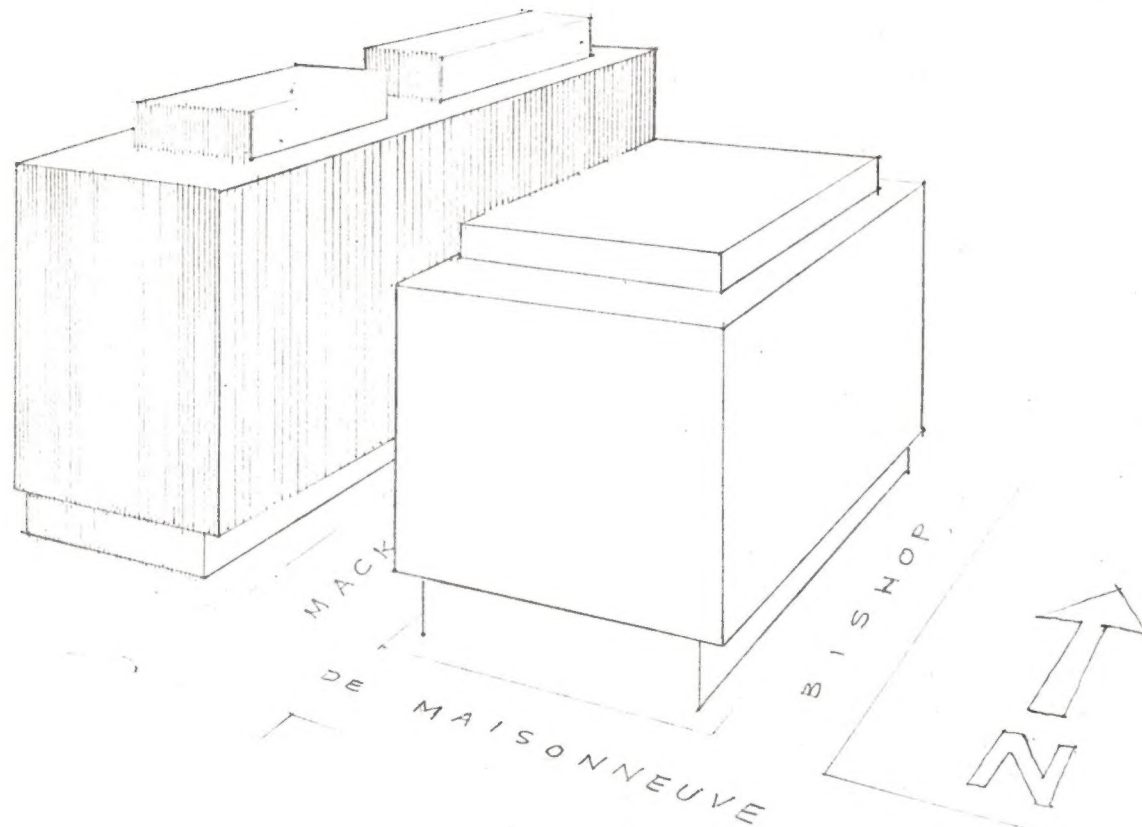
<u>Address</u>	<u>Estimated cost</u>
2000 Mackay	\$150 000
2040 "	125 000
2070 "	125 000
	\$ 400 000

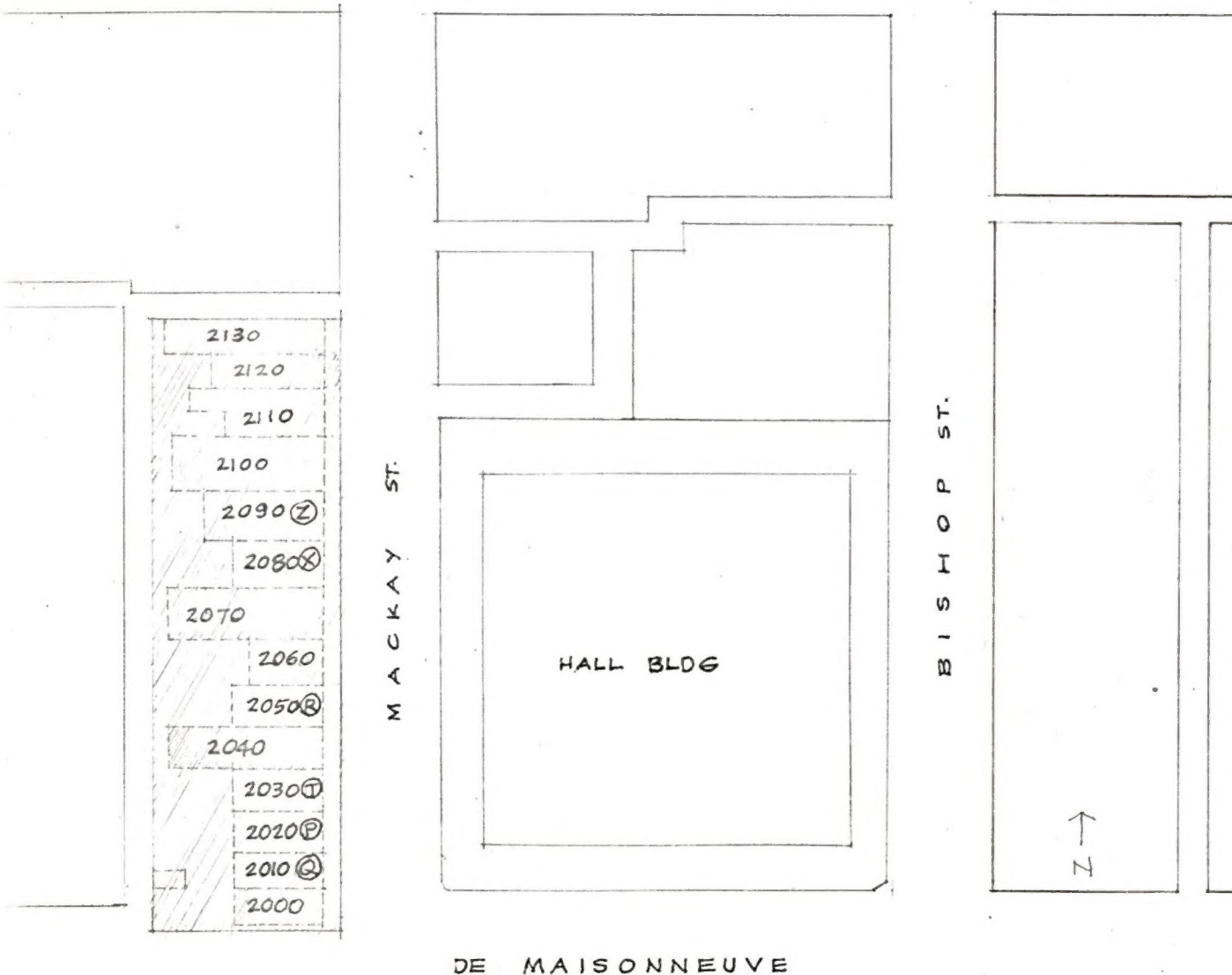
2. Demolition 100 000
3. Excavation (Rock ?) 900 000
4. Construction: 429 800 x 21.15 9 069 000
5. Fees 429 800 x 2.10 903 000
6. Escalators and Elevators 1 250 000
7. Sprinkler system 500 000
8. Furniture - only additional furniture needed, re-use existing furniture from rented properties. 500 000

S/T 13 622 000

9. Contingency (about 10% less land) 1 322 000

TOTAL COST \$14 944 000





A. Approximate size of lot: $\frac{320}{820}$ ' x 96' = 30 700 sq. ft.

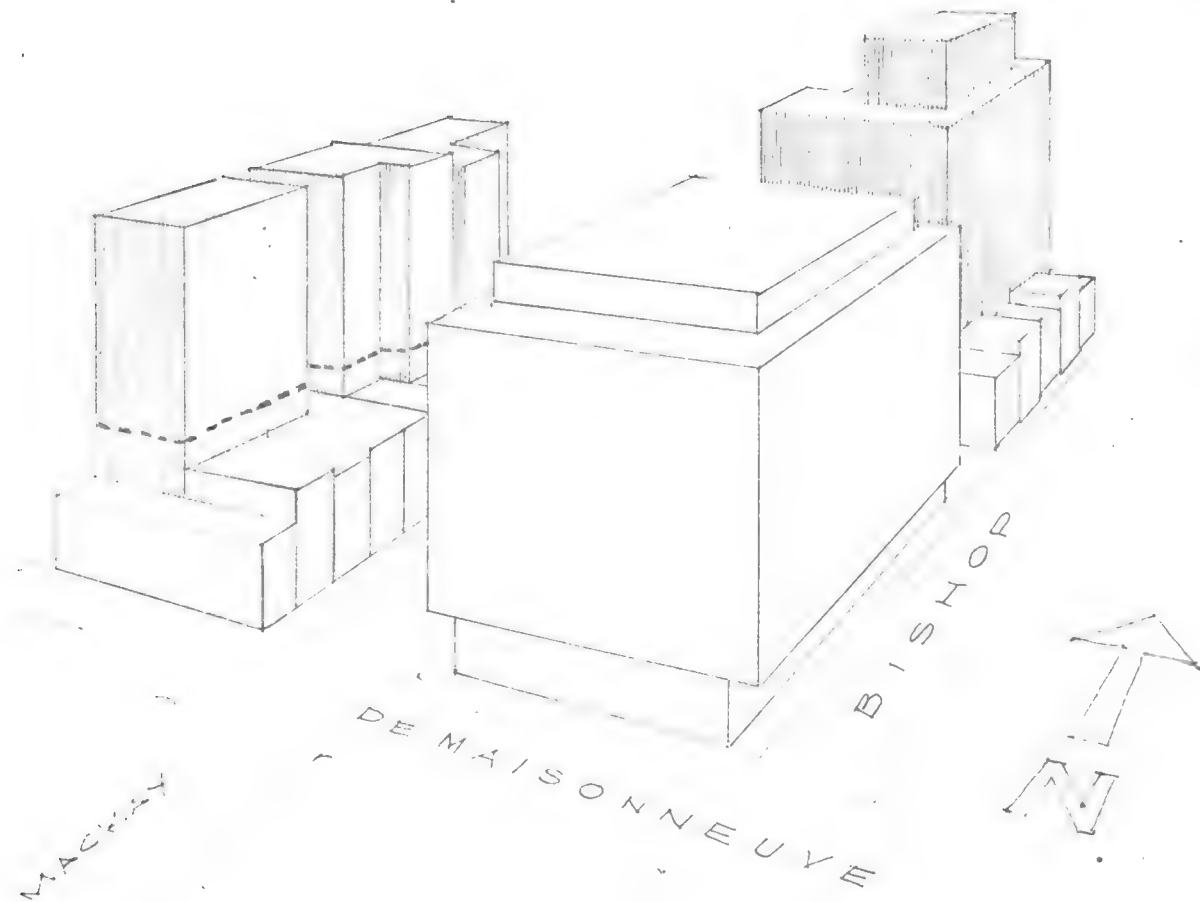
B. Maximum size of building: 30 700 x 12 = 368 400

Gross space below grade 30 700 x 2 = 61 400

Total gr. sq. ft. of building: 429 800 gr. sq. ft.

C. Estimated max. net area of building.

429 800 x 0.63 = 270 800 net sq. ft.



ESTIMATED COST OF CONSTRUCTION

1. Minor demolition	\$30 000
2. Shoring	50 000
3. Excavation	500 000
4. Construction: 164 125 x 21.15	3 471 000
5. Fees	345 000
6. Escalators and Elevators	1 350 000
7. Sprinkler system	450 000
8. Furniture	500 000
<hr/>	
S/T	6 696 000
9. Contingency (includes renovation to existing houses)	1 304 000
<hr/>	
TOTAL estimate	8 000 000

A. Sizes of vacant land (approx.)

Location A	100' x 100' + 30' x 25' =	10 750 sq. ft.
" B	25' x 75' =	1 875 " "
" C	20' x 25' + 20' x 50' =	1 500 " "
" D	" " " " =	1 500 " "
TOTAL		15 625 " "

B. Max. size buildings on site A 10750 x 12 = 129 000 " "

" " "	" " B	1875 x 4 =	7 500 " "
" " "	" " C	1500 x 4 =	6 000 " "
" " "	" " D	1500 x 4 =	6 000 " "

148 500 " "

Space below grade

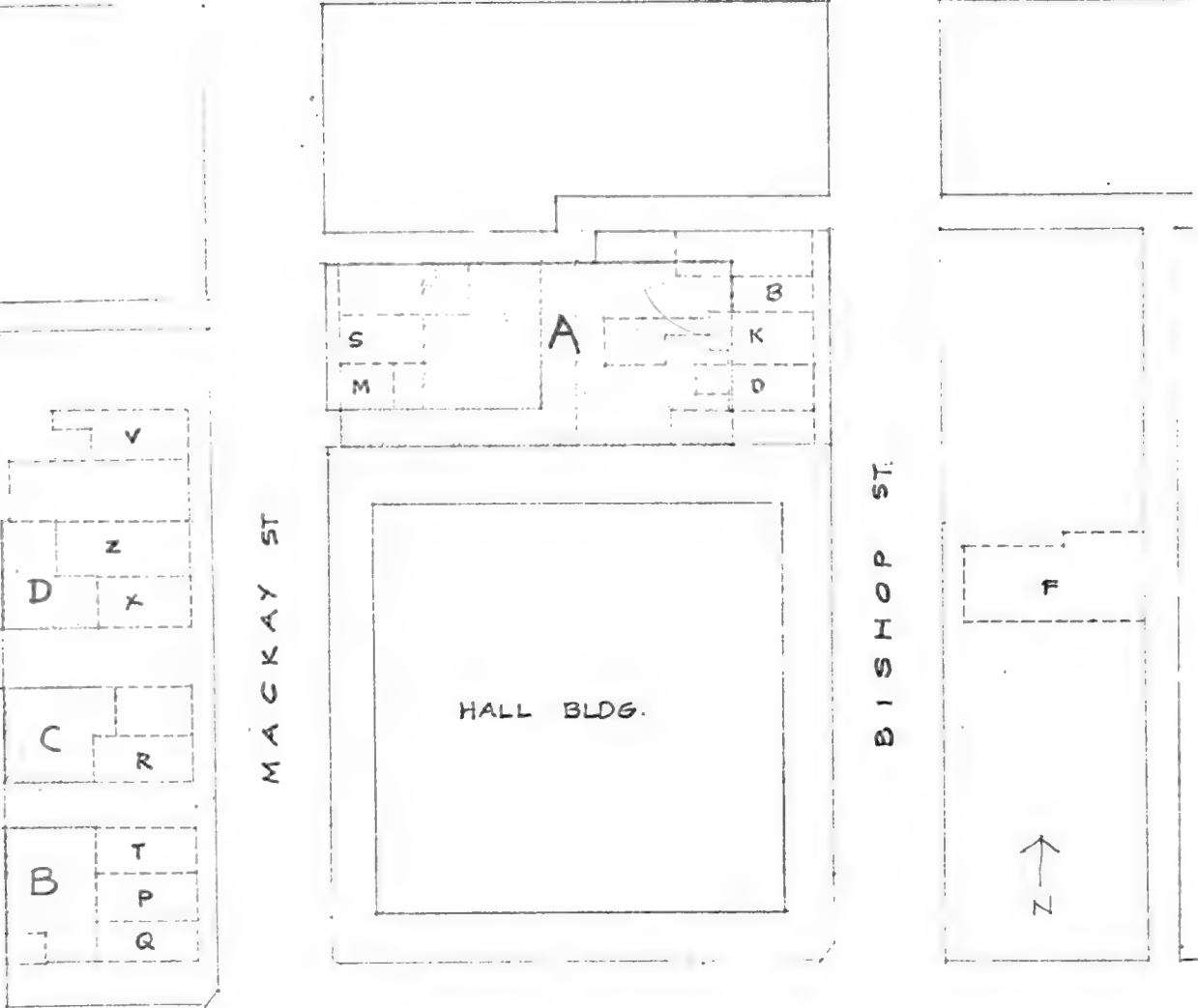
15 625

TOTAL

164 125 gr. sq. ft.

C. Net Area of the four buildings:

164 125 x 0.63 = 103 400 net sq. ft.



OPTION N⁰ 4: TWO LOW LEVEL BUILDINGS (6 & 7 STOREYS) ONE NORTH OF HALL BUILDING (N⁰ 1),

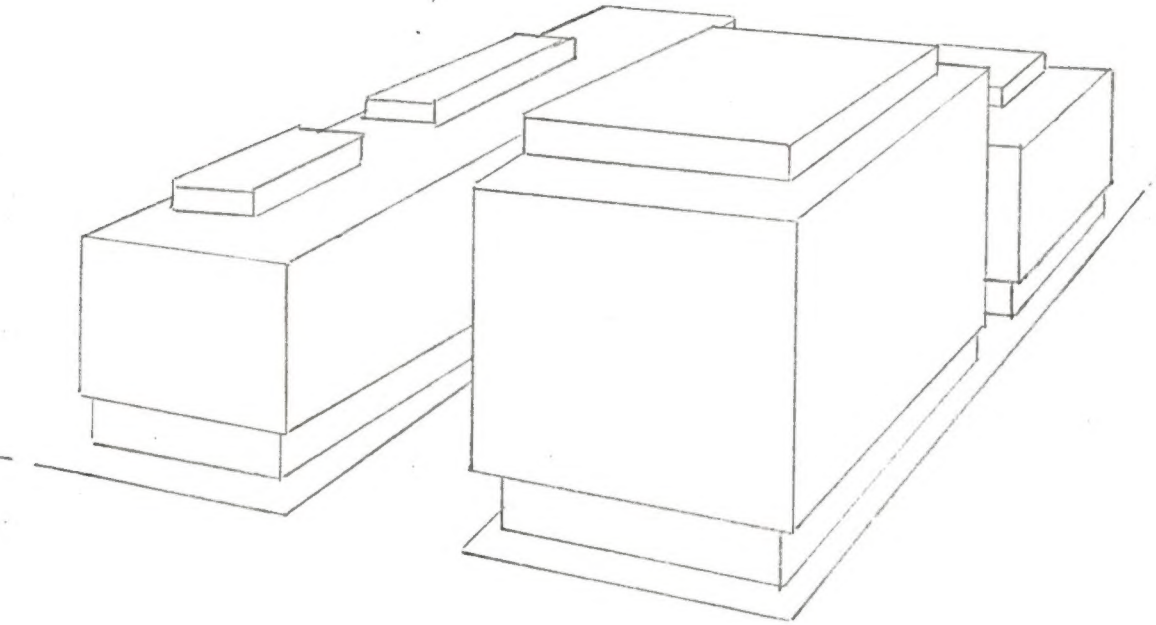
THE OTHER ON WEST SIDE OF MACKAY (N⁰ 2).

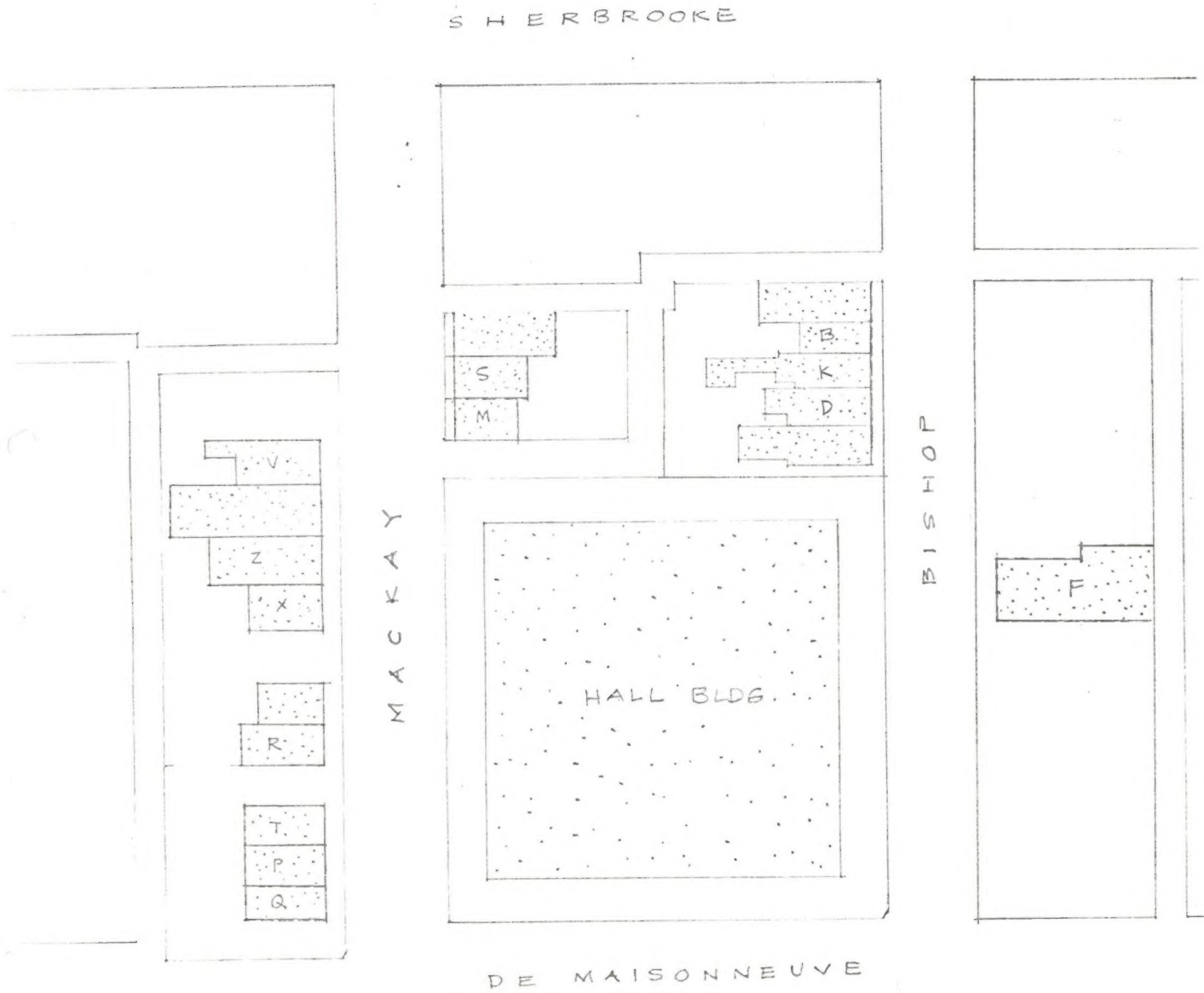
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ESTIMATED COST OF CONSTRUCTION

1.	Purchase of properties	\$400 000
2.	Demolition	180 000
3.	Excavations	1 800 000
4.	Construction 393 700 x 21.15	8 327 000
5.	Fees 393 700 x 2.10	827 000
6.	Escalators and elevators	1 000 000
7.	Sprinkler systems	700 000
8.	Furniture	500 000
		<hr/>
		13 734 000
9.	Contingency, about 10%, less land	1 335 000
		<hr/>

TOTAL \$15 069 000





A. Size of lot for bldg N° 1	26 200 sq. ft.
" " " " " N° II	30 700 sq. ft.
	<hr/>
TOTAL	56 900 " "
B. Size of bldg to produce sufficient space to satisfy objective of consolidation.	
Space above grade (6 and 7 storeys)	336 800
" below grade (1 basement)	<hr/> 56 900
	393 700 gr. sq.ft.
C. Estimated net sq. ft.	
393 700 x 0.63=	248 100 net sq. ft.

OPTION N°	COST	NET AREA, SQ. FT.	POSSIBILITY OF EXPANSION	MUTUALLY EXCLUSIVE	CONSERVES APPEARANCE OF NEIGHBORHOUD	SATISFIES MIN. SPACE NEEDS WITHOUT ANNEXES	SATISFIES MIN. SPACE NEEDS WITH ANNEXES
1	\$13 000 000	231 000	yes	no	no	no	yes
2	15 000 000	270 800	yes	no	no	yes	no
3	8 000 000	103 400	no	yes	partly	no	no
4	15 069 000	248 100	yes	yes	no	yes	no